

THE FAMILY CENTER AT OGDEN 5 POINTS

145 North Harrisville Road, Ogden, UT 84404



Location Description

Positioned at a strategic intersection in Ogden, our retail center, anchored by BioLife Plasma, fills a critical gap in the local healthcare landscape. With high demand for healthcare services and limited supply, this center presents an unparalleled opportunity for healthcare professionals to thrive.

Meeting Unmet Demand: In a market characterized by high demand for healthcare, but limited in healthcare services, our center provides an outstanding location to capture a patient population that is currently traveling miles away to seek care. With an underserved patient population, the potential for success is incredibly high at this location.

Dedicated Ownership Team: Led by a dedicated ownership team committed to transforming this center into a thriving healthcare hub, we prioritize the success of our tenants. With a focus on collaboration and support, we provide healthcare professionals with the resources and

Offering Summary

Lease Rate:	Negotiable
Available SF:	
Building Size:	161,795 SF

Demographics 1 Mile 3 Miles 5 Miles

Total Households	5,566	25,896	48,126
Total Population	14,717	69,567	130,688
Average HH Income	\$59,541	\$63,320	\$70,800

MATT HARTMAN

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Building Name	The Family Center at Ogden 5 Points
Property Type	Healthcare
Property Subtype	Strip Center
Building Size	161,795 SF
Lot Size	-

Discover a prime leasing opportunity within Ogden's vibrant healthcare landscape by securing space in our strategically located retail center. With BioLife Plasma as our cornerstone tenant, this lease offering provides essential visibility, collaborative benefits, and dedicated support to enhance your practice's success.

Key Features:

1. **Strategic Positioning:** Located at a pivotal intersection, our center draws a diverse clientele seeking reliable healthcare services.
2. **Collaborative Setting:** Partner with leading healthcare providers to capitalize on shared referrals and promotional synergies.
3. **Convenient Accessibility:** Patients benefit from seamless visits with ample parking and convenient access to major transportation arteries.
4. **Dedicated Assistance:** Our committed ownership team offers invaluable guidance with lease negotiations and marketing initiatives.

Lease Details:

- Available Space: 1,000 sf - 9,500 sf
- Competitive Terms: The owners are committed to the success of your practice. As such, they are willing to provide phenomenal rates and lease incentives to healthcare practices.
- Tenant Improvement Allowance: Customize your space with a generous improvement allowance.

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HEALTHCARE PROPERTY FOR LEASE

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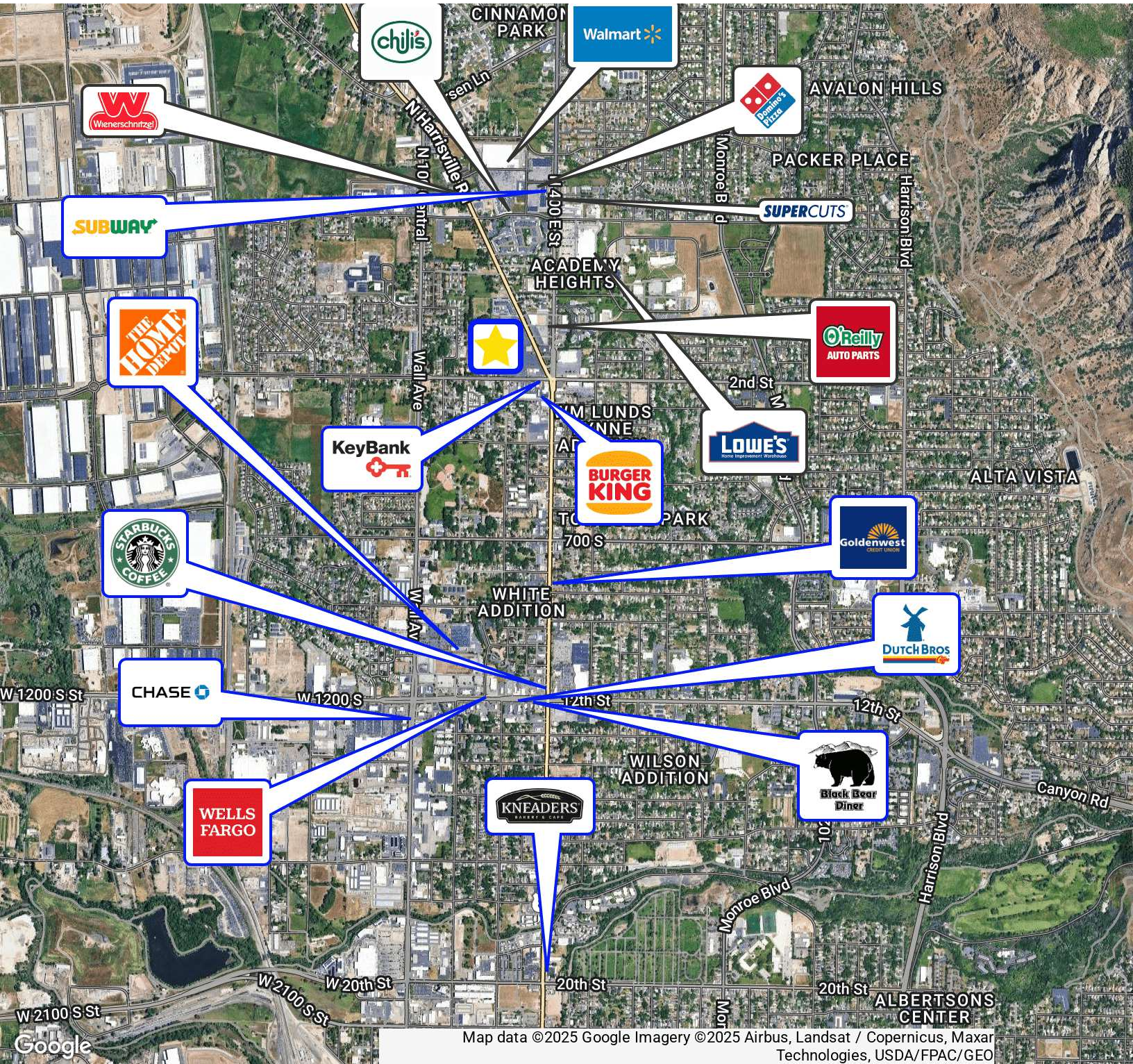
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